

EXHIBIT "A"

Chapter 6.110A --DEVELOPMENT FEES

Sections:

6.110A.010 Preliminary Plan Review Fees.

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Fees for those preliminary plan review activities included in table 6.110A.010 shall be collected prior to processing the application:

Table 6.110A.010 - Preliminary Plan Review Fees

Preliminary Plan Review Fees		
Section	Activity	Fee
<u>1</u>	Appeals	
<u>A</u>	Appeals to Hearings Examiner	((1009)) 1,070
<u>B</u>	Appeals to Board of Commissioners	((263)) 279
4)) <u>2</u>	Planning Fees	
<u>A</u>	Archaeological	
I	Pre-Determination Base fee	((438)) 464
	Fee per acre over 5 acres	((60)) 64
II	Study Review	((354)) 375
B	Annual Reviews Initiated by Property Owners (fee includes rezones in conjunction with annual review)	((7018)) 7,439
((C))	((Appeals to Hearings Examiner))	((1009)) ((1,009))
((D))	((Appeals to Board of Commissioners))	((263)) ((263))
((E)) <u>C</u>	Boundary Line Adjustments⁶	((88))
I	Base fee	187
II	Fee per adjustment over 2	34
((G)) <u>D</u>	Columbia River Gorge	((438)) 464
((H)) <u>E</u>	Conditional Use Permit⁷	
I	Minor - Includes day care centers, roadside stands, utility substations, kennels, veterinary clinics, additions of up to 10% of additional square feet beyond the existing building and structures, and similar uses as determined by the planning director	((4615)) 4,892
II	Major - All use not indicated above	((13808)) 14,636
((I)) <u>F</u>	Continuance of Hearing	

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Section	Activity	Fee
	For any hearing postponed or continued by request of the applicant after legal notice has been given; PROVIDED, that this requirement shall not apply (1) where the request is based upon new information presented at the hearing other than from the applicant or (2) to renoticing. ¹¹	((1/2 1/2 preliminary plan original fee. If there are associated reviews, the highest permit fee. Max fee is \$5,000. y-plan original fee. If there are associated reviews, the highest permit fee.))
((J)) G	Covenant Release - Full and Partial	((1009)) 1,070
((L))	((EIS Review⁵))	-Actual salary and benefits for employees performing work plus overhead at a rate of 30%.
((M)) H	Forest Practice	
I	Conversion option harvest plan (COHP) with approved current use timber management	((561)) 595
II	COHP without approved current use timber management plan	((967)) 1,025
III	Forest conversion when not preceded by an approved COHP	((1088)) 1,153
IV	Type I, single-family dwelling moratorium waiver, field reviews of non-exempt Class I forest practices, and open space / current use taxation	((371)) 393
V	Type III, moratorium waiver	((9168)) 9,718
((N)) I	Garden Shed Setback Waiver	((44)) 47
((P)) J	Habitat Conservation	
I	Clearing permit	((535)) 567
II	Building Permit & Other Dev. Apps	((322)) 341
III	Habitat Plan Review	((84)) 89
IV	Habitat Predetermination	((84)) 89

Table 6.110A.010 - Preliminary Plan Review Fees

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Section	Activity	Fee	
V	Stewardship plan	((0))	0
((R)) K	Home Occupation¹⁰		
I	Home occupation/Type I	((79))	84
II	Home occupation/Type I if application received after code enforcement action has been initiated.	((79))	84
III	Home occupation/Type II	((2605))	2,761
IV	Home occupation/Type II if application received after code enforcement action has been initiated.	((5106))	5,412
((S)) L	Legal Lot Determination		
	Base fee	((482))	511
	Fee per lot over 2 lots	((176))	187
((T)) M	Planned Unit Development or Master Plan		
I	P.U.D. - Residential		
a	Base fee ⁴	((5355))	5,676
b	Fee per unit	((148))	157
	(((\$4,874)) Base Fee minimum; (((\$13,600)) Base Fee plus 65 unit maximum; 50% reduction of subdivision fee if P.U.D. and subdivision filed simultaneously)		
II	P.U.D. - Nonresidential		
a	Base fee ⁴	((5355))	5,676
b	Fee per sq. ft. - ground floor	((0.88))	0.93
c	Fee per sq. ft. - upper floor	((0.44))	0.47
	(((\$4,874)) Base Fee minimum; (((\$20,400)) Base Fee plus 19,400 ground floor sq. ft. maximum)		
III	P.U.D. - Mixed	same fees as I and II	same fees as I and II
((U)) N	Planning Director Review		
I	Non-conforming Use Determination	((177))	188
II	Temporary use - Type I	((815))	864
III	All other reviews	((1482))	1,571
((V)) O	Plat Alterations		
I	Plat Alteration	((1750))	1,855
II	(If hearing is requested pursuant to CCC 17.701A.060(B), the indicated fee shall be charged to the applicant.)	((1750))	1,855
((W)) P	Post Decision Review¹		
I	Post decision review/Type I	((572))	606

Table 6.110A.010 - Preliminary Plan Review Fees

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Section	Activity	Fee	
II	Post decision review/Type II	((1116))	1,183
III	Post decision review/Type III	((1643))	1,742
((X)) Q	Pre-Application Conference (all types)		
I	Pre-application conference	((670))	1,004
II	Pre-application waiver request ⁸	((131))	139
III	Wetland Only Pre-Application Conference	((45))	48
<u>R</u>	<u>Renoticing</u>¹¹		
I	<u>Base fee</u>		53
II	<u>Per Notice</u>		1
((Y)) <u>S</u>	Reporting - Application and Permit Information⁵		Actual salary and benefits for employees performing work plus overhead at a rate of 30%.
((Z)) I	SEPA Review		
I	Single-family residential	((359))	381
II	Short plat - per lot	((271))	287
III	All other reviews		
a	Base fee	((2781))	2,948
b	Fee per acre	((69))	73
III	Subdivision and/or planned unit development		
a	Base fee	((1789))	1,896
b	Fee per lot	((25))	27
IV	Conditional use		
a	Base fee	((3351))	3,552
b	Fee per acre	((69))	73
V	Site plan review - Residential		
a	1 to 5 units	((342))	363
b	6 or more units	((377))	400
VI	Non-projects (includes annual review applications)	((1719))	1,822
VII	Appeals	((175))	186

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Section	Activity	Fee
<u>VII</u>	<u>EIS Review</u> ⁵	Actual salary and benefits for employees performing work plus overhead at a rate of 30%.
((AA)) U	Sewer Waiver	((394)) 418
((AB)) V	Shoreline Permit	
I	Shoreline permit	((3342)) 3,543
II	Shoreline ((permit when considered with a)) conditional use permit	((4157)) 4,406
III	Shoreline permit when considered with a variance request	((4157)) 4,406
((AG)) W	Short Plat	((2607)) 3,288
((AD)) X	Sign	
I	Sign	((176)) 187
II	Sign if application received after code enforcement action has been initiated.	((666)) 706
((AE)) Y	Site Plan Review - Residential	
I	Site plan review/Type I	((272)) 288
II	Site plan review/Type II - per unit (\$1,241 minimum; \$12,835 maximum)	((148)) 157
((AF)) Z	Site Plan Review - Non Residential	
I	Site plan review/Type I	((2008)) 1,230
II	Site plan review/Type II or commercial pad within a previously approved site plan which was not reviewed for the specific use or structure under the original site plan review	((4342)) 4,921
III	Land extensive uses such as golf courses	((4255)) 4,510
IV	Unoccupied commercial and utility structures	((1973)) 2,091
V	Tenant improvements	((87)) 92
VI	Binding Site Plan Review (in addition to base fee)	((232)) 246
((AG)) AA	Special Valuation - Historic Preservation	((263)) 279
((AH)) AB	Subdivision	((5967)) 6,022
((AI)) AC	Variance	
I	Type III	((7413)) 7,858
II	Type III - When considered with a development application	((3702)) 3,924

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Section	Activity	Fee	
III	Administrative variance/Type I	((762))	808
IV	Administrative variance/Type I - When considered with a development application	((745))	790
V	Administrative variance/Type II	((1315))	1,394
VI	Administrative variance/Type II - When considered with a development application	((1035))	1,097
((AJ)) AD	Wetland Protection³		
I	Predetermination	((438))	464
II	Wetland permit 1 acre or more	((1561))	1,655
III	Wetland permit less than 1 acre	((780))	827
IV	Wetland Variance	((1044))	1,107
((AK)) AE	Zoning Certificate	((175))	186
((AL)) AF	Zone Change	((3333))	3,533
2)) 3	Engineering Fees		
A	Critical Aquifer Recharge Area Permit (CARA) ((Category I Only))		
	Type 1, 2, & 3 Site plan review	((1175))	1,246
B	Conditional Use Permit		
I	Stormwater	((1385))	1,468
II	Transportation	((1342))	1,423
C	Continuance of Hearing - Applicant Initiated for Stormwater and/or Transportation Issues (in addition to planning fee)	((789))	836
D	Geological Hazard		
I	Pre-Determination Review	((263))	279
II	Pre-Determination Decision	((479))	508
III	Hazard Area Study Review	((134))	142
E	Home Occupation - Transportation		
I	Home occupation permit - Type I	((52))	55
ii	Home occupation permit - Type II	((148))	157
F	Post Plan Approval - Plan Revisions		
I	Change specifications before pre-submittal	no charge	
II	Change specifications after first review	1/2 regular	
III	Change specifications after final approval	Full regular	
G	Road Modification - Transportation		
((I))	((Appeal to hearings examiner))	((1377))	
((H)) I	Design modification (Type ((I or II)) I, II, or III) - Prior to ((public hearing)) final decision	((1377))	1,460
((H))	((Design modification (Type III) - Prior to public hearing))	((1372))	
((IV)) II	Design modification (Type I or II) - After ((public hearing)) <u>final decision</u> (in addition to post decision review fee)	((1728))	1,832

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Section	Activity	Fee
((V)) III	Design modification (Type III) - After ((public hearing)) <u>final decision</u> (in addition to post decision review fee)	((3096)) 3,282
H	Short Plat	
I	Stormwater plan	((1044)) 829
II	<u>Title Downstream Conveyance and Disposal Report Review (for infill Projects)</u>	1/2
III	<u>Transportation</u>	Stormwater Plan 829
I	Site Plan²	
I	Stormwater plan review	
a	Type I or II	((1218)) 1,276
b	Unoccupied commercial and utility	((333)) 353
c	Tenant improvements	No fee
II	Transportation plan review ²	
a	Type I or II	((1403)) 1,470
b	Unoccupied commercial and utility	((342)) 363
c	Tenant improvements	No fee
J	Subdivision (all sizes)²	
I	Stormwater plan review	((1385)) 1,412
II	<u>Title Downstream Conveyance and Disposal Report Review (for infill Projects)</u>	1/2
((H)) III	Transportation plan review	Stormwater Plan 1,790
((a))	((Base fee))	((701))
((b))	((Per lot fee))	((34))
K	Variance	
I	Stormwater	((1044)) 1,107
M	Flood Plain Inquiry	((56)) 66
3	Fire Marshal Fees	
A	Reviews - Planning and Development Review	
I	Site plan review Type II	((403)) 427
II	Type I site plan and planning director reviews	((280)) 297
III	All other <u>applicable</u> land use applications ((except lot determinations))	((280)) 297
IV	Road modification	((210)) 223
B	Reviews - Building Construction/Change in Use/Special or Temporary Use	
I	Building construction/Change in use	
a	1-10,000 sq. ft.	((175)) 186
b	Each additional 10,000 sq. ft.	((87)) 92
II	Use of building or structure for temporary use	((175)) 186

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Notes:

- 1 Includes Post Decision Review for Stormwater
- 2 If projects with an approved conditional user permit, planned unit, development or master plan paid for preliminary stormwater and transportation plan reviews at the time of the CUP, PUD, or master plan application, subsequent stages of development in accordance with the PUD or master plan are exempt from preliminary stormwater and transportation plan reviews.
- 3 The director may waive a part or all of the wetland permit fees for wetland and buffer enhancements, provided (1) the project is not intended to mitigate for wetland buffer impacts, and (2) the project is not the result of an enforcement action.
- 4 Includes Stormwater and Transportation review
- 5 Cost recovery - Applicant will be required to sign an agreement that they will pay actual costs of review. Actual costs will be salary and benefits for employees performing work plus overhead at the rate of thirty percent (30%). The applicant will be sent an itemized billing.
- 6 Boundary Line Adjustment does not include legal lot determination fee.
- 7 Conditional Use Planning Fee reduced by 25% when submitted concurrently with Site Plan
- 8 If accepted, paid at time of application. If denied, included w/ and paid at time of Pre-Application.

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9 For review of projects authorized for overtime, an additional 50% will be added to the permit fees, as applicable. ~~((For projects authorized for expedited review, an additional 50% will be added for each effected permit riding with project.))~~

10 No sign fee required

11 Written request for rescheduling and renoticing of the hearing will be accepted by the applicant if filed within 14 days of the original mailing the public hearing notice. After this 14 day period only requests for a hearing continuance will be accepted.